



Bray Parish Council

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BRAY PARISH COUNCIL HELD AT 7.30PM ON MONDAY 29TH OCTOBER 2018 AT BRAYWOOD MEMORIAL HALL, FIFIELD RD, FIFIELD, BERKS.

PRESENT:

Alexander Ward:	Cllr J Glover
Dedworth Ward:	Cllr N Pellew
Bray Ward:	Cllrs K Elvin, C Graham, S Kiely, M Pierce
Holyport Ward:	Cllrs B Bou-Sreih, D Wilson,
Oakley Green & Fifield Ward:	Cllrs N Marsh (Chair)
	2 members of the public
	The Press
	Assistant Clerk – Jennifer Bailey

PC113/2018. Health and Safety Introduction.

Cllr Marsh proceeded with the Health and Safety advice in respect of our attendance in Braywood Memorial Hall.

PC114/2018. Apologies for Absence, Declarations of Interest and Dispensations

Apologies for absence were received from Cllr Millin, Cllr Hattey, Cllr Kneen, Cllr Dudley, Cllr Yates. The following declarations of interest were made:

Personal:

Councillor	Agenda Item/Planning Application No.	Interest
D Wilson	All	I may change my mind if considered by Maidenhead or Boroughwide DM Panel where I might receive additional information.
C Graham	18/02747	The applicant is known to me and the property is in sight of my house.
M Pierce	18/02843	Trustee/Secretary of Lych Gate Trust.
N Pellew	18/02825	The applicant is known to me.

Pecuniary:

None	
------	--

PC115/2018. To approve the minutes of the pervious Planning Committee meeting

The minutes of the Planning Meeting held on 1st October 2018 were approved and signed as a true record.

PC116/2018. Chair’s request and proposals for Councillors Forum later in the meeting

The Chair requested that all mobile devices were switched off for the duration of the meeting. Cllr Marsh requested a vote to nominate a Chair for the time she will be presenting the planning applications for Alexander, Dedworth, Oakley Green & Fifield. Cllr Pierce nominated Cllr Elvin. Cllr Graham seconded the nomination. Vote was carried unanimously.

PC117/2018. Consideration of Applications as listed:**Bray**

Appn. No.: 18/02918
 Type: Full
 Proposal: Roof extension to include 2no rear gables, increase in height of existing rear gable, 3no front dormer windows and alterations to fenestration.

Location: **Tansy Cottage Ferry Road Bray Maidenhead SL6 2AT**
 Applicant: Mr And Mrs Almushadani
 BPC Recommended for refusal – Policy DG1, GB2, CA2 & H14
 The new front dormer windows are at a height which is deemed to be unneighbourly due to the unacceptable loss of privacy to Jasmin Cottage which sits directly across the road to the development.

Proposed Cllr Kiley
 Seconded Cllr Graham
 Vote In Favour: 9 Against: 0 Abstained: 0

2 Members of the public left the meeting

Appn No.: 18/02769
 Type: Full
 Proposal: Part single part two storey rear extension, garage conversion into habitable accommodation and new first floor side windows (amendment to 18/01927)

Location: **38 Priors Way Maidenhead SL6 2EL**
 Applicant: Mr & Mrs L Dunn
 BPC Recommended for approval subject to the following condition – The new first floor window is fitted with level 3 or higher obscure glass.

Proposed Cllr Kiely
 Seconded Cllr Wilson
 Vote In Favour: 9 Against: 0 Abstained: 0

Appn No.: 18/02747
 Type: Full
 Proposal: Proposed part demolition and reinstatement of ground floor side wall, demolition of existing part two storey, part single storey rear extension and replacement with new two storey rear extension, construction of a new front porch and conversion of part of the existing garage into habitable accommodation with change to fenestration

Location: **Cleeve Brayfield Road Bray Maidenhead SL6 2BW**
 Applicant: R and S Shearer
 BPC Recommended for approval subject to a Conservation Officer report into both the new front porch and the removal of the chimney.

Proposed Cllr Kiely
 Seconded Cllr Bou-Sreih
 Vote In Favour: 8 Against: 1 Abstained: 0

Appn. No.: 18/02840
 Type: Variation Under Reg 73
 Proposal: Variation to planning permission 18/01831/FULL to remove Condition 8 [Removal of PD outbuildings].

Location: **Braybrook House River Gardens Bray Maidenhead SL6 2BJ**
 Applicant: Mr M Moore
 BPC Recommendation - Refuse to vary. The request is contrary to policy GB1, GB2 & F1

Proposed Cllr Kiely
 Seconded Cllr Graham
 Vote In Favour: 8 Against: 1 Abstained: 0

Appn. No.: 18/02749
 Type: Full
 Proposal: Proposed first floor side and single storey rear extension

Location: **11 Bray Court Maidenhead SL6 2DR**
 Applicant: Mr Rupesh Bathia
 BPC Recommended for refusal – Policy H14
 The development due to its size, mass and bulk will cause an unacceptable loss of light to the adjacent property at Court Close.

Proposed Cllr Kiely
 Seconded Cllr Glover
 Vote In Favour: 8 Against: 0 Abstained: 1

Appn. No.: 18/02730
 Type: Full
 Proposal: Outbuilding (Retrospective).
 Location: **64 Priors Way Maidenhead SL6 2EN**
 Applicant: Mr Malak
 BPC Recommended for refusal – Policy DG1
 Due to the height and shape of the roof it would be visually prominent and deemed unneighbourly
 Proposed Cllr Kiely
 Seconded Cllr Pierce
 Vote In Favour: 9 Against: 0 Abstained: 0

Appn No.: 18/02787
 Type: Works to Trees Covered by TPO
 Proposal: (T1) - Sycamore - Fell. (TPO 71 of 2003).
 Location: **65 Windsor Road Maidenhead SL6 2DN**
 Applicant: Jim Song
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 18/02843
 Type: Works to Trees in Conservation Area
 Proposal: T1 Sycamore - Fell.
 Location: **Lych Gate and St Michaels Cottage Church Lane Bray Maidenhead**
 Applicant: Mrs Pierce
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 18/02872
 Type: Works to Trees Covered by TPO
 Proposal: (T1) - Cherry - Crown reduce to the previous pruning points, reducing the tree by approximately 2.5m to shape and contain. (TPO 24 of 1973).
 Location: **14 The Bingham's Maidenhead SL6 2ES**
 Applicant: Mr David Hall
 BPC Bray Parish Council delegates this application to the Arboricultural Officer

Cllr Elvin chaired the meeting whilst Cllr Marsh presented the following applications.

Alexander, Dedworth, Oakley Green & Fifield

Appn No.: 18/02681
 Type: Full
 Proposal: Extension to ancillary building including part demolition to sub-divide forming 2no. detached dwellings and new roof extension.
 Location: **Down Place Farm Down Place Water Oakley Windsor SL4 5UG**
 Applicant: Mr M Bambra
 BPC Recommended for refusal – Policy GB2
 The development would create two properties on the site which currently only consists of one. The development would introduce a physical build where no building currently exists reducing the openness of the Green Belt.
 Proposed Cllr Marsh
 Seconded Cllr Bou-Sreih
 Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02962
 Type: Agricultural Determination
 Proposal: Notification to determine whether prior approval is required for the construction of a new agricultural barn.
 Location: **Coningsby Farm Coningsby Lane Fifield Maidenhead**
 Applicant: Mr Elgan Davies
 BPC Recommendation – Prior planning approval is required
 Proposed Cllr Marsh

Seconded Cllr Glover
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02818
Type: Full
Proposal: Erection of a new dwelling house and detached garage
Location: **Kimbers Farm Oakley Green Road Oakley Green Windsor SL4 4QF**
Applicant: Mr L Quinn
BPC Recommended for refusal – Policy GB1 & GB2
Inappropriate development in the Green Belt. The applicant has failed to demonstrate that there are any special circumstances which would outweigh harm to the Green Belt. The development would introduce a new build where no building currently exists, reducing the openness of the Green Belt.

Proposed Cllr Marsh
Seconded Cllr Bou-Sreih
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02825
Type: Advertisement
Proposal: Consent to retain two double-sided post-mounted signs (1 x externally illuminated (sign 1), 1 x non-illuminated (sign 7), 1 x externally illuminated projecting sign (sign 20 and 7) x wall-mounted signs (signs 4, 5, 6, 8, 9 and 11).

Location: **The Greene Oak Dedworth Road Windsor SL4 5UW**

Applicant: Mr Petifer
BPC Recommended for approval

Proposed Cllr Marsh
Seconded Cllr Kiely
Vote In Favour: 8 Against: 0 Abstained: 1

Appn No.: 18/02754
Type: Cert of Lawfulness of Proposed Dev
Proposal: Certificate of lawfulness to determine whether a single storey front porch, 2 No. front rooflights and rear dormer with Juliet balcony to facilitate a loft conversion is lawful.

Location: **12 Fifield Way Cottages Fifield Road Fifield Maidenhead SL6 2PB**

Applicant: Mr Baneesh Chopra
BPC No comment

Appn No.: 18/02802
Type: Discharge of Condition
Proposal: Details required by condition 3 (sample panel of brickwork) and 10 (sample bricks/moulded bricks) of Listed Building Consent 17/00502 for west elevation of main house to be taken down and reconstructed as described in the Repair Methodology which accompanies the application.

Location: **Bray Studios Down Place Water Oakley Windsor SL4 5UG**

Applicant: Farmglade Ltd
BPC No comment

Appn No.: 18/02808
Type: Discharge of Condition
Proposal: Details required by condition 10 (hard and soft landscaping) of planning permission 17/03579 for the erection of two agricultural livestock buildings, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding

Location: **Land to The West of Mullberry Coningsby Lane Fifield Maidenhead**

Applicant: Mrs Helen Kendall Smith
BPC No comment

Appn No.: 18/02826
Type: Discharge of Condition

Proposal: Details required by condition 10 (hard and soft landscaping) of planning permission 17/03580 for the erection of agricultural storage building, new access with wire stock fencing and timber posts, gates and track and agricultural hardstanding.
Location: **Land to The West of Mullberry Coningsby Lane Fifield Maidenhead**
Applicant: Mrs Helen Kendall Smith
BPC No comment

Appn No.: 18/02886
Type: Agricultural Determination – Amended Plans RBWM not reconsulting
Proposal: Notification to determine whether prior approval is required for the construction of a new agricultural barn
Location: **Land to The West of Mullberry Coningsby Lane Fifield Maidenhead**
Applicant: Mrs Smith
BPC No comment

Cllr Marsh reconvened as Chair of the meeting.

Holyport

Appn. No.: 18/02881
Type: Full
Proposal: Erection of a proposed barn
Location: **Land at Moor Farm North of Livery and East of The Bourne Ascot Road Holyport Maidenhead**
Applicant: Mr Frankham
BPC Recommended for refusal – Policy GB1 & GB2
The applicant has failed to complete a satisfactory Flood Risk Assessment Report.
Proposed Cllr Wilson
Seconded Cllr Graham
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02882
Type: Full
Proposal: Erection of a proposed barn
Location: **Land at Moor Farm South of The Pond Ascot Road Holyport Maidenhead**
Applicant: Mr Frankham
BPC Recommended for refusal - Policy GB1 & GB2
The applicant has failed to complete a satisfactory Flood Risk Assessment Report.
Proposed Cllr Wilson
Seconded Cllr Graham
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02889
Type: Full
Proposal: Single storey rear extension and conversion of garage into habitable accommodation.
Location: **Willow Field Barn Belmont Farm Sturt Green Holyport Maidenhead SL6 2JH**
Applicant: Mr & Mrs Mackay
BPC Recommended for approval
Proposed Cllr Wilson
Seconded Cllr Pierce
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02912
Type: Full
Proposal: Construction of 2 x dwellings
Location: **Land Opposite Lenore Cottage Rolls Lane Holyport Maidenhead SL6 2JQ**
Applicant: Cornwell
BPC Recommended for refusal – The application consists of both planning permission and permitted development. The applicant, under current planning policy is unable to do this. The application should be for planning permission only. The applicant can then

apply for permitted development if allowed and once built for the part of the development which would fall under permitted development rules.

Proposed Cllr Wilson
Seconded Cllr Elvin
Vote In Favour: 9 Against: 0 Abstained: 0

Appn. No.: 18/02791
Type: Full
Proposal: Planting of a hedge
Location: **6 Arkley Court Holyport Maidenhead SL6 2YR**
Applicant: Mrs Kimberley Barnicle
BPC Recommended for approval
Proposed Cllr Wilson
Seconded Cllr Bou-Sreih
Vote In Favour: 8 Against: 1 Abstained: 0

Appn No.: 18/02807
Type: Full
Proposal: Single storey rear extension and alterations to fenestration
Location: **6A Farm Close Holyport Maidenhead SL6 2LG**
Applicant: Mr And Mrs Pallot
BPC Recommended for approval
Proposed Cllr Wilson
Seconded Cllr Pellew
Vote In Favour: 9 Against: 0 Abstained: 0

Appn No.: 18/02809
Type: [Cert of Lawfulness of Proposed Dev](#)
Proposal: [Certificate of lawfulness to determine whether a single storey rear extension and part garage conversion to habitable accommodation is lawful.](#)
Location: **12 Earlsfield Holyport Maidenhead SL6 2LZ**
Applicant: Mr Jamie Easson
BPC No comment

Appn No.: 18/02942
Type: [Permitted Development Extended](#)
Proposal: [Single storey rear extension no greater than 8m depth, 3m high and an eaves height of 3m.](#)
Location: **Lovelace House Rolls Lane Holyport Maidenhead SL6 2JQ**
Applicant: Mrs Lucy Pickering
BPC No comment

Appn No.: 18/02946
Type: [Permitted Development Extended](#)
Proposal: [Single storey rear extension no greater than 8m depth, 3m high and an eaves height of 3m.](#)
Location: **Highbrook House Rolls Lane Holyport Maidenhead SL6 2JQ**
Applicant: Mrs Lucy Pickering
BPC No comment

Appn No.: 18/02777
Type: [Works to Trees in Conservation Area](#)
Proposal: [\(T1\) - Oak - Fell.](#)
Location: **Champers 10 Langworthy End Maidenhead SL6 2HJ**
Applicant: Mr Kevin Das
BPC [Bray Parish Council delegates this application to the Arboricultural Officer](#)

Appn No.: 18/02615
Type: [Works to Trees in Conservation Area](#)

Proposal: Front of property: (T1) Sycamores - reduce in height by 4-5m to leave 8-9m; (T2) Holly - crown reduction by 3m to leave 6-8m; (T3) Prunus - crown reduction by 3m to leave 6-8m; (T4) Roadside trees - overhanging branches to be cut back from the road and crown lift to allow 3.5m clearance from the road. Rear of property: (T1) Apples - prune and remove deadwood; (T2) Crab Apple - crown reduction by 2m to leave 5m, thin out and remove deadwood; (T3) Sycamores X 4 - crown reduction by 4m to leave 8m, 5th Sycamore - crown reduction by 7m to leave 12m; (T4) Robina - fell and (T6) Chestnut - small lateral branch on shed roof to be cut back to source.

Location: **Hurley Cottage Langworthy Lane Holyport Maidenhead SL6 2HH**

Applicant: Mrs Sandra Haywood

BPC Bray Parish Council delegates this application to the Arboricultural Officer

Appn. No.: 18/02853

Type: Works to Trees in Conservation Area

Proposal: (G1) Lime - Crown lift over footpath to 2.5m. (T2) Leyland Cypress - Prune to clear building by 2m and remove deadwood and broken branch. (T3) Yew - Prune to clear building by 2m. (G2) Sycamore - Remove x 1 hanging branch from right hand tree. (T5) Mulberry - Remove standing dead sections and remove trunk back to remaining vigorous growth. (T11) Holly - Fell.

Location: **Holyport Lodge The Green Holyport Road Holyport Maidenhead SL6 2JA**

Applicant: Mr Steve Earl

BPC Bray Parish Council delegates this application to the Arboricultural Officer

PC118/2018. Planning Decisions, Notifications and Decisions on Appeals

A list as at Appendix A had been circulated to Councillors in advance of the meeting.

PC119/2018. Report on Enforcement Matters within the Parish

The Enforcement Report as at Appendix B had been circulated at the meeting.

Cllr Marsh reported on a recent meeting which was attended by herself, Cllr Kneen, The Clerk, Assistant Clerk, Ashley Smith Deputy Head of Planning at RBWM and Cllr Coppinger. The main discussion was concerning planning and enforcement matters. It was agreed that Ashley would provide an update on both planning and enforcement to all Cllrs. The Clerk is in the process of arranging a suitable date.

PC120/2018. Report on Action List

The Action list was discussed and the Assistant Clerk will update the report.

PC121/2018. Licencing Applications

There were no applications for discussion.

PC122/2018. Councillors Forum and Correspondence

Cllr Wilson passed on the concerns of RBWM Cllr Coppinger who felt articles in the recent Parish newsletter regarding potential developments in the Parish were speculative. He also mentioned the article regarding the Bray Parish Neighbourhood Plan which it was felt was not accurately reported. Cllr Elvin responded that the information in the article was taken from the BLP Regulation 18 proformas and had been checked by two fellow Cllrs. Cllr Graham further added it was the duty of the Parish Council to inform residents of the impact of the Borough Local Plan. Cllr Marsh gave an update on the application made by Swan Support which has now been withdrawn.

PC123/2018. Date of Next Main Council Meeting

The next planning Committee meeting will be held at 7:30pm on Monday 3rd December 2018.

The meeting closed at 10.00pm.